

Annual Urban Renewal Report, Fiscal Year 2013 - 2014

Levy Authority Summary

Local Government Name: REMSEN
Local Government Number: 75G700

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
REMSSEN COUNTRY CLUB EST URBAN RENEWAL	75009	1
REMSSEN ARENS 2ND ADD URBAN RENEWAL	75012	1
REMSSEN URBAN RENEWAL	75022	2

TIF Debt Outstanding: 565,740

TIF Sp. Rev. Fund Cash Balance as of 07-01-2013:	88,183	0	Amount of 07-01-2013 Cash Balance Restricted for LMI
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TIF Revenue:	97,005
TIF Sp. Revenue Fund Interest:	0
Asset Sales & Loan Repayments:	0
Total Revenue:	97,005

Rebate Expenditures:	28,868
Non-Rebate Expenditures:	18,187
Returned to County Treasurer:	0
Total Expenditures:	47,055

TIF Sp. Rev. Fund Cash Balance as of 06-30-2014:	138,133	0	Amount of 06-30-2014 Cash Balance Restricted for LMI
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**Year-End Outstanding TIF
Obligations, Net of TIF Special
Revenue Fund Balance: 380,552**

Urban Renewal Area Data Collection

Local Government Name: REMSEN (75G700)
 Urban Renewal Area: REMSEN COUNTRY CLUB EST URBAN RENEWAL
 UR Area Number: 75009

UR Area Creation Date: 10/1997

UR Area Purpose: To provide the City of Remsen
 with areas for residential,
 commercial, and industrial growth.

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
REMSSEN CITY/REMSSEN-UNION SCH/COUNTRY CLUB EST UR INC	75109	75110	12,500

Urban Renewal Area Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	5,405,110	1,100,750	277,540	0	0	6,783,400	0	6,783,400
Taxable	0	2,854,791	1,100,750	277,540	0	0	4,233,081	0	4,233,081
Homestead Credits									20

TIF Sp. Rev. Fund Cash Balance as of 07-01-2013: **12,408** **0** **Amount of 07-01-2013 Cash Balance Restricted for LMI**

TIF Revenue: 176
 TIF Sp. Revenue Fund Interest: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 176

Rebate Expenditures: 0
 Non-Rebate Expenditures: 12,584
 Returned to County Treasurer: 0
Total Expenditures: 12,584

TIF Sp. Rev. Fund Cash Balance as of 06-30-2014: **0** **0** **Amount of 06-30-2014 Cash Balance Restricted for LMI**

Projects For REMSEN COUNTRY CLUB EST URBAN RENEWAL

Mid-Sioux Welfare Assistance

Description:	Annual donation to area agency approved annually by council
Classification:	Low and Moderate Income Housing
Physically Complete:	Yes
Payments Complete:	No

City buildings maintenance-LMI utilization

Description:	Pay for utilities and maintenance for city property utilized by LMI citizens
Classification:	Recreational facilities (lake development, parks, ball fields, trails)
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For REMSEN COUNTRY CLUB EST URBAN RENEWAL

Mid-Sioux Opportunity

Debt/Obligation Type:	Other Debt
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	07/01/2013
FY of Last Payment:	2030

LMI Recreational Facility Utilities

Debt/Obligation Type:	Other Debt
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	07/01/2013
FY of Last Payment:	2030

Non-Rebates For REMSEN COUNTRY CLUB EST URBAN RENEWAL

TIF Expenditure Amount:	1,000
Tied To Debt:	Mid-Sioux Opportunity
Tied To Project:	Mid-Sioux Welfare Assistance
TIF Expenditure Amount:	11,584
Tied To Debt:	LMI Recreational Facility Utilities
Tied To Project:	City buildings maintenance-LMI utilization

TIF Taxing District Data Collection

Local Government Name: REMSEN (75G700)
 Urban Renewal Area: REMSEN COUNTRY CLUB EST URBAN RENEWAL (75009)
 TIF Taxing District Name: REMSEN CITY/REMSSEN-UNION SCH/COUNTRY CLUB EST UR INC
 TIF Taxing District Inc. Number: 75110
 TIF Taxing District Base Year: 1997
 FY TIF Revenue First Received: 1998
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2017

UR Designation	
Slum	No
Blighted	No
Economic Development	10/1997

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	5,405,110	1,100,750	277,540	0	0	6,783,400	0	6,783,400
Taxable	0	2,854,791	1,100,750	277,540	0	0	4,233,081	0	4,233,081
Homestead Credits									20

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	1,016,408	4,233,081	12,500	4,220,581	113,668

FY 2014 TIF Revenue Received: 176

Urban Renewal Area Data Collection

Local Government Name: REMSEN (75G700)
 Urban Renewal Area: REMSEN ARENS 2ND ADD URBAN RENEWAL
 UR Area Number: 75012

UR Area Creation Date: 09/1999

UR Area Purpose: To stimulate, through public involvement, private investment in residential construction and to create a sound economic base that will aid future growth and development.

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
REMSSEN CITY/REMSSEN-UNION SCH/ARENS UR TIF INC	75127	75128	0

Urban Renewal Area Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2013:

0

0

Amount of 07-01-2013 Cash Balance Restricted for LMI

TIF Revenue: 0
 TIF Sp. Revenue Fund Interest: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 0

Rebate Expenditures: 0
 Non-Rebate Expenditures: 0
 Returned to County Treasurer: 0
Total Expenditures: 0

TIF Sp. Rev. Fund Cash Balance as of 06-30-2014:

0

0

Amount of 06-30-2014 Cash Balance Restricted for LMI

TIF Taxing District Data Collection

Local Government Name: REMSEN (75G700)
 Urban Renewal Area: REMSEN ARENS 2ND ADD URBAN RENEWAL (75012)
 TIF Taxing District Name: REMSEN CITY/REMSSEN-UNION SCH/ARENS UR TIF INC
 TIF Taxing District Inc. Number: 75128
 TIF Taxing District Base Year: 1999
 FY TIF Revenue First Received: 2000
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2010

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	5,115	0	0	0	0

FY 2014 TIF Revenue Received: 0

Urban Renewal Area Data Collection

Local Government Name: REMSEN (75G700)
 Urban Renewal Area: REMSEN URBAN RENEWAL
 UR Area Number: 75022

UR Area Creation Date: 08/2008

UR Area Purpose: To gain commercial and commercial/industrial ventures which will add to the employment and tax base of the City of Remsen.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
REMSSEN CITY/REMSSEN-UNION SCH/REMSSEN CITY UR INC	75154	75155	3,587,390
REMSSEN CITY AG/REMSSEN-UNION SCH/REMSSEN CITY AG UR INC	75156	75157	0

Urban Renewal Area Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	8,320	6,291,650	0	0	-1,852	6,298,118	0	6,298,118
Taxable	0	4,395	6,291,650	0	0	-1,852	6,294,193	0	6,294,193
Homestead Credits									2

TIF Sp. Rev. Fund Cash Balance as of 07-01-2013:	75,775	0	Amount of 07-01-2013 Cash Balance Restricted for LMI
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TIF Revenue:	96,829	
TIF Sp. Revenue Fund Interest:	0	
Asset Sales & Loan Repayments:	0	
Total Revenue:	96,829	

Rebate Expenditures:	28,868	
Non-Rebate Expenditures:	5,603	
Returned to County Treasurer:	0	
Total Expenditures:	34,471	

TIF Sp. Rev. Fund Cash Balance as of 06-30-2014:	138,133	0	Amount of 06-30-2014 Cash Balance Restricted for LMI
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Projects For REMSEN URBAN RENEWAL

Bavarian Meadows Extension

Description:	Extend sewer, water, gas, electric
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	No

2011 Street/Sidewalk Project

Description:	Update sidewalk & curb in downtown area
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

Bavarian Meadows Tax Rebate

Description:	Real Estate Tax Rebate-10 yr
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	No

City Building Utilities/Maintenance

Description:	Pay for maintenance on city property in TIF district
Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For REMSEN URBAN RENEWAL

2011 Sidewalk Project

Debt/Obligation Type:	Internal Loans
Principal:	286,023
Interest:	0
Total:	286,023
Annual Appropriation?:	No
Date Incurred:	12/01/2011
FY of Last Payment:	2021

2011 Light Update Project-Utility

Debt/Obligation Type:	Other Debt
Principal:	175,959
Interest:	0
Total:	175,959
Annual Appropriation?:	No
Date Incurred:	12/01/2011
FY of Last Payment:	2021

Assisted Living Utility Extension

Debt/Obligation Type:	Other Debt
Principal:	37,127
Interest:	0
Total:	37,127
Annual Appropriation?:	No
Date Incurred:	04/22/2009
FY of Last Payment:	2014

Assisted Living Sewer Extension

Debt/Obligation Type:	Internal Loans
Principal:	66,631
Interest:	0
Total:	66,631
Annual Appropriation?:	No
Date Incurred:	04/22/2009
FY of Last Payment:	2014

Bavarian Meadows Tax Rebate

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	09/19/2011
FY of Last Payment:	2020

City property maintenance

Debt/Obligation Type:	Other Debt
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	07/01/2013
FY of Last Payment:	2014

Non-Rebates For REMSEN URBAN RENEWAL

TIF Expenditure Amount:	5,603
Tied To Debt:	City property maintenance
Tied To Project:	City Building
	Utilities/Maintenance

Rebates For REMSEN URBAN RENEWAL

Bavarian Meadows

TIF Expenditure Amount:	28,868
Rebate Paid To:	Bavarian Meadows
Tied To Debt:	Bavarian Meadows Tax Rebate
Tied To Project:	Bavarian Meadows Tax Rebate
Projected Final FY of Rebate:	2020

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TIF Taxing District Data Collection

Local Government Name: REMSEN (75G700)
 Urban Renewal Area: REMSEN URBAN RENEWAL (75022)
 TIF Taxing District Name: REMSEN CITY/REMSSEN-UNION SCH/REMSSEN CITY UR INC
 TIF Taxing District Inc. Number: 75155
 TIF Taxing District Base Year: 2008
 FY TIF Revenue First Received: 2009
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2028

UR Designation	
Slum	No
Blighted	No
Economic Development	08/2008

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	8,320	6,291,650	0	0	-1,852	6,298,118	0	6,298,118
Taxable	0	4,395	6,291,650	0	0	-1,852	6,294,193	0	6,294,193
Homestead Credits									2

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	2,780,790	3,519,180	3,587,390	-68,210	-1,837

FY 2014 TIF Revenue Received: 96,829

TIF Taxing District Data Collection

Local Government Name: REMSEN (75G700)
 Urban Renewal Area: REMSEN URBAN RENEWAL (75022)
 TIF Taxing District Name: REMSEN CITY AG/REMSSEN-UNION SCH/REMSSEN CITY AG UR INC
 TIF Taxing District Inc. Number: 75157
 TIF Taxing District Base Year: 2008
 FY TIF Revenue First Received: 2009
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2028

UR Designation	
Slum	No
Blighted	No
Economic Development	08/2008

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	2,600	0	0	0	0

FY 2014 TIF Revenue Received: 0